

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

11-61B

Orleans

EAS.1287

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: EASTHAM

Place: (*neighborhood or village*): Eastham Center

Photograph



2011 Assessor Photo

Address: 395 Locust Road Rear

Historic Name: Arthur Chipman House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: ca. 1925

Source: Eastham Tax Commitment Books

Style/Form: Colonial Revival

Architect/Builder: Unknown

Exterior Material:

Foundation: Unknown

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:

2nd bldg. SE of house by pond (1970s)

3rd bldg. ENE of house (late-20th)

Major Alterations (*with dates*):

Solar panels (2016), mudroom addition on north elevation (2010), alterations to side ell

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 1.88 acres

Setting: This parcel fronts on Depot Pond just north of Eastham Center. The house and outbuildings are obscured from the street by mature trees and shrubbery.

Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

395 LOCUST ROAD REAR

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

(This house is not visible from the street. This Description is based on Assessor photos and may not capture all details.)

The Arthur Chipman House, built in ca.1925, is a 1 ½-story house that has a side-gable form reminiscent of Capes. In addition to the main block, there is a stepped-down, one-story ell. The elevations are clad in wood shingles with plain cornerboards. The roof is clad in asphalt shingles, and a broad brick chimney rises from the main roof ridge. Fenestration appears to include wood, single-glazed, 6/6 double-hung sash set in flat surrounds. The main entrance is located on the north elevation at the juncture of the main block and side ell. The pond-facing elevation appears to be the most altered with new dormers and windows, and a new deck.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

This property was originally part of a 10± parcel owned by Barnabas H. and Sarah Mayo Chipman of Eastham. The parcel was bordered to the west by the railroad, to the east by what was then a county road (now Mill Road) and to the south by Long Pond. Wellfleet-born Barnabas Higgins Chipman (1828-1874) married Sarah Mayo Hatch (1835-1906) in Eastham in 1853, and he worked as a mariner. They lived at 220 Locust Road (ca. 1868, EAS.120). Through inheritance and transactions from siblings, their son Arthur C. Chipman came to own both his parents' house and the 10± acre parcel on the south side of Locust Road. On the 1910 Barnstable County Atlas, the house on the north side of Locust Road (now 220 Locust Road) is shown with the name "A. Chipman" and the parcel on the south side remained vacant.

Like his father, Charlestown-born Arthur Carleton Chipman (1870-1927) was a mariner. As recorded in the MHC Form B for 220 Locust Road, he spent his career aboard steamships and lived in Manhattan when he was not at sea, where he married Wilhelmina Armstrong in 1910. His seamen's protection papers and his *Hyannis Patriot* obituary document that he shipped first to Portland for several years, then to Mexico, then the West Indies, and to southern ports in the United States. He served as a "relief captain" on vessels running through the Cape Cod Canal between Boston and New York, and later in life he was master of New York tugboats belonging to the New York, New Haven, and Hartford Railroad. In 1920, he was living in a rented apartment on Riverside Drive in Manhattan with his wife. His mother-in-law and two sisters-in-law were living next door. He died in 1927 at his sister's Eastham home, where he had gone six weeks earlier after becoming ill in New York.¹ His widow remained in Manhattan with her sisters.

¹ "Eastham: Capt. Arthur Carlton Chipman," *Hyannis Patriot*, 28 July 1927, 7

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The MHC Form B for 220 Locust Road speculates that Arthur Chipman rarely used the house at 220 Locust Road. In 1913, he sold it to Flora Mabel Schaffer Knowles. His deed transferred the land, the house, the wood house, and all the hen houses, but it reserved for himself the store building, which he agreed to remove within a year.² He may have sold the house on the north side of Locust Road in favor of developing this property on Long Pond. It is also possible that he moved the store building to this parcel to form the core of the cottage on Long Pond. Arthur Chipman is first listed in the Eastham real estate tax records as owning a cottage in 1925.

In 1930, a year before her death, Arthur's widow, Wilhelmina Chipman, sold the 10± parcel that includes this property to Julia D. and Maurice H. Richardson, Jr. of Hingham, MA.³ Maurice Howe Richardson, Jr. (1886-1961) was one of six children of Harvard-educated Dr. Maurice H. Richardson whose subheading for his 1915 *Boston Globe* obituary described him as "One of World's Great Surgeons..." Maurice, Jr., also a Harvard graduate, worked as an insurance broker and as of the 1950 census was a teller for the treasurer's office of the State of Massachusetts. Other members of his family built early-20th century cottages off Nauset Road, including 320 Nauset Road Rear, EAS.1300.

In 1931, Maurice Richardson, Jr. took out a mortgage on this property with the Cape Cod Co-Operative Bank, and that mortgage referenced buildings. In 1935, possibly a result of the Great Depression, he lost this property through a foreclosure deed.⁴ In 1938, the bank sold this property, still 10± acres, to Alla G. and Rupert Emerson of Cambridge.⁵

According to his *New York Times* obituary, Rupert Emerson (1899-1979) was born in Rye, NY and earned a B.A. from Harvard and a Ph.D. from the London School of Economics. He was a professor of government at Harvard for 43 years and was a specialist in nationalism in Asia and Africa. In World War II, Dr. Emerson was director of the Division of Territories and Island Possessions in the Interior Department, and he was also a regional administrator with the Office of Price Administration. He was, for a time, assistant administrator of the Lend-Lease program which provided supplies to Allied nations, and he was director of the Liberated Areas Bureau of the Foreign Economic Administration.

Rupert Emerson married Russian-born Alla Julieвна Grosjean in 1925, and they had four children. In 1982, three years after her husband's death, Alla Emerson sold this property to two of her children, Nina E. Opel and Rupert A. Emerson.⁶ The property remains in the family.

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² Barnstable County Registry of Deeds, Book 33/ Page 80.

³ Barnstable County Registry of Deeds, Book 476/ Page 46.

⁴ Book 508/ Page 569.

⁵ Book 543/ Page 272.

⁶ Cert. of Title No. 90632.

